



FOR SALE

This newly constructed office condominium development offers architecturally stunning buildings in a highly sought after location. These single story buildings can accommodate any professional business or medical user looking for an outstanding location with excellent access and exposure. Whether looking for a small unit or your own freestanding building, the ideal space can be found at Courtyards of St. Charles.

Located in the heart of St. Charles within the east submarket, near the corner of Rte. 64 and Dunham Road. This prestigious office park is just minutes from Charlestown Mall & Royal Fox Country Club, surrounded by the affluent subdivisions of Hunt Club, Fox Chase, Surry Hill, Majestic Oaks and Charlemagne. With easy access to Rte. 64 (Main Street), Army Trail Road, Rte. 25, Kirk Road and the new Stearns Road extension, Courtyards of St. Charles would be an exceptional location.

- ❑ AMPLE PARKING
- ❑ NEO-CLASSICAL ARCHITECTURE
- ❑ ABUNDANCE OF WINDOWS
- ❑ 10% DOWN FINANCING AVAILABLE

For more information or to schedule a tour, contact:

Leo Liakatas

Direct: (847) 649-2670

lliakatas@LPcommercial.com

LANDMARK PARTNERS

COMMERCIAL REAL ESTATE

5200 Prairie Stone Parkway | Hoffman Estates, IL 60192

P: (847) 649-2660 F: (847) 649-2661

www.LPcommercial.com

COURTYARDS of ST. CHARLES 451-457 Dunham Road, St. Charles, Illinois

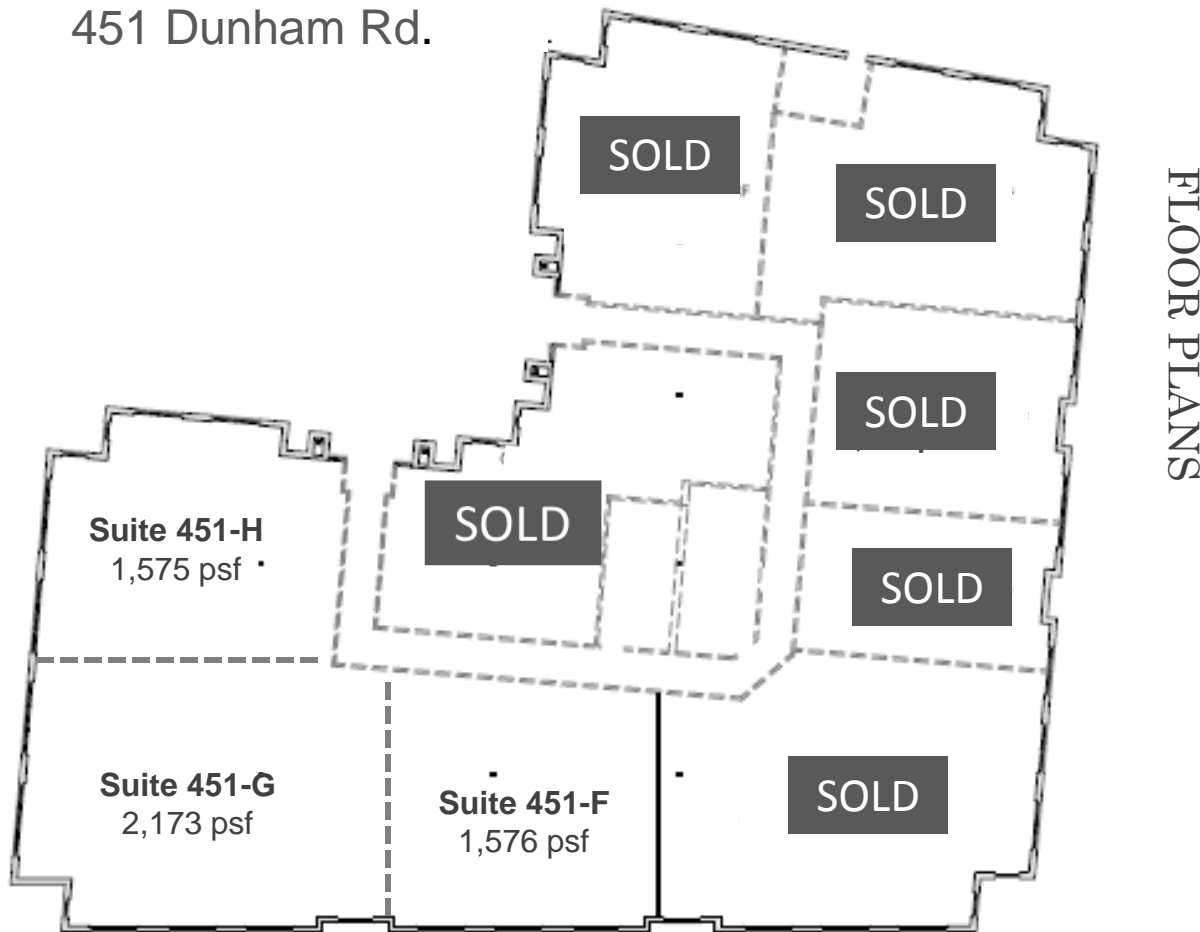


PROPERTY AERIAL MAP

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451 Dunham Rd.

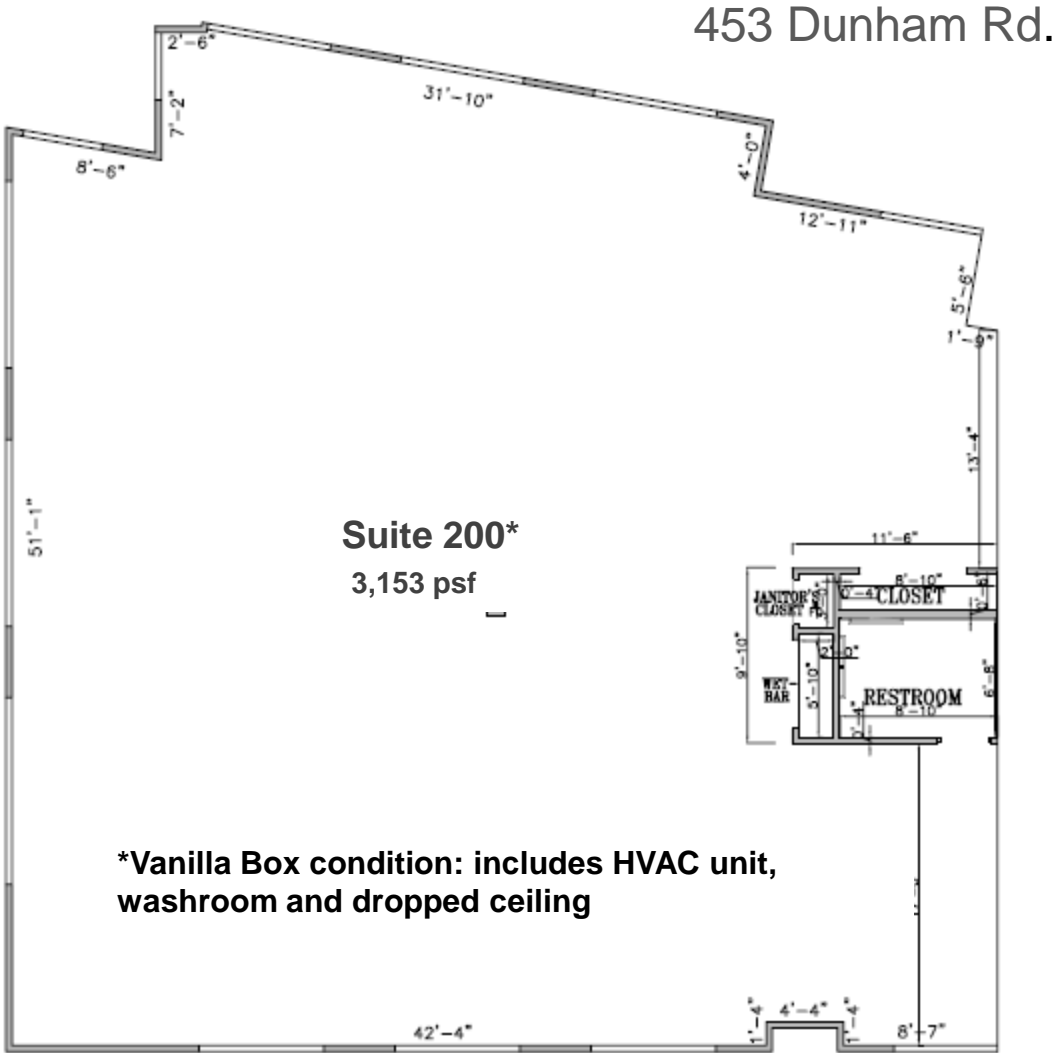


Suites F-H are contiguous for a total of 5,326 psf

*The above square footage is "gross square footage" (purchasable square feet) and the net usable square feet will be less than the gross square feet. The gross square feet of the unit is measured from the exterior surface of the perimeter walls and includes a prorata share of the building mechanical (utility) room and other common areas.

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FLOOR PLANS

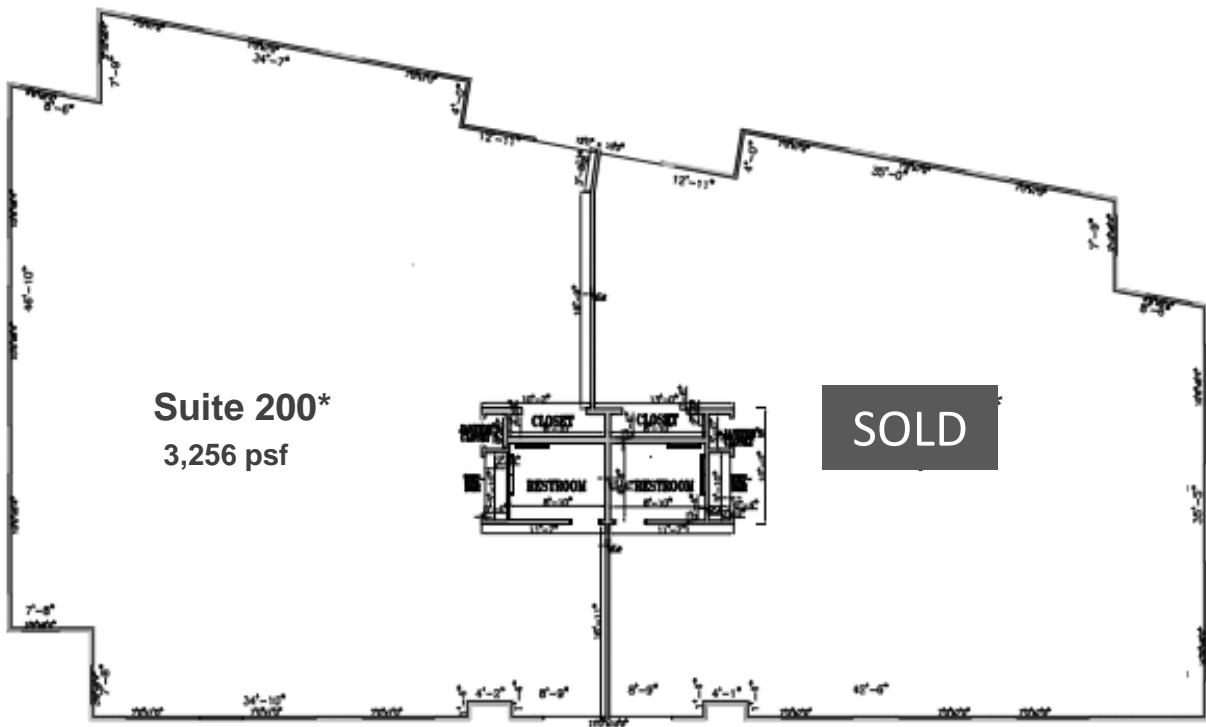
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455 Dunham Rd.

FLOOR PLANS



SOLD

***Vanilla Box condition: includes HVAC unit, washroom and dropped ceiling**

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PURCHASE PRICING

451 Dunham Road	Square Footage	Purchase Price	REDUCED PRICE
Suite A	SOLD	SOLD	SOLD
Suite B	SOLD	SOLD	SOLD
Suite C	SOLD	SOLD	SOLD
Suite D	SOLD	SOLD	SOLD
Suite E	SOLD	SOLD	SOLD
Suite F	1,576	\$189,120 (\$120/sf)	\$97,712 (\$62/sf)
Suite G	2,173	\$260,760 (\$120/sf)	\$130,380 (\$60/sf)
Suite H	1,575	\$189,000 (\$120/sf)	\$94,500 (\$60/sf)
Suite F-H combined	5,326	\$639,120 (\$120/sf)	\$314,234 (\$59/sf)
Suite J	SOLD	SOLD	SOLD
453 Dunham Road			
Suite 100	SOLD	SOLD	SOLD
Suite 200	3,153	\$378,360.00 (\$120/sf)	\$249,087.00 (\$79/sf)
455 Dunham Road			
Suite 100	SOLD	SOLD	SOLD
Suite 200	3,256	\$390,720.00 (\$120/sf)	\$257,224.00 (\$79/sf)
457-459 Dunham Road			
Suite 100	SOLD	SOLD	SOLD
Suite 200	SOLD	SOLD	SOLD

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